099.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,400 / 633,400
					USE VALUE:	633,400 / 633,400
					ASSESSED:	633,400 / 633,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELDER BRIAN F & ELIZABETH S
Owner 2:	
Owner 3:	
Street 1:	31 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC KAUGHAN STEPHEN V & SUSA -
Owner 2:	-
Street 1:	31 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6825.000	196,100		437,300	633,400
Total Card	0.157	196,100		437,300	633,400
Total Parcel	0.157	196,100		437,300	633,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.88 | /Parcel: 430.88

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64478

GIS Ref

GIS Ref

Insp Date 10/09/18

!8024!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	196,100	0	6,825.	437,300	633,400		Year end	12/23/2021
2021	101	FV	188,900	0	6,825.	437,300	626,200		Year End Roll	12/10/2020
2020	101	FV	188,900	0	6,825.	437,300	626,200	626,200	Year End Roll	12/18/2019
2019	101	FV	173,300	0	6,825.	437,300	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	173,300	0	6,825.	374,900	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	173,300	0	6,825.	349,900	523,200	523,200	Year End Roll	1/3/2017
2016	101	FV	173,300	0	6,825.	299,900	473,200	473,200	Year End	1/4/2016
2015	101	FV	172,500	0	6,825.	268,600	441,100	441,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:35:57

LAST REV

Date	Time
10/16/18	10:23:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8024

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KAUGHAN STEP	61595-227		4/12/2013		495,000	No	No		
	12518-10		9/10/1973		22,000	No	No		N

USER DEFINED

Prior Id # 1:	64478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2011	1408	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
2/19/2009	Meas/Inspect	189	PATRIOT
10/21/1999	Meas/Inspect	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6825		Sq. Ft.	Site		0	70.	0.92	4									437,328						437,300	

Total AC/HA:	0.15668	Total SF/SM:	6825	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,328	Spl Credit		Total:	437,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266409
Depreciation:	70332
Depreciated Total:	196077

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1

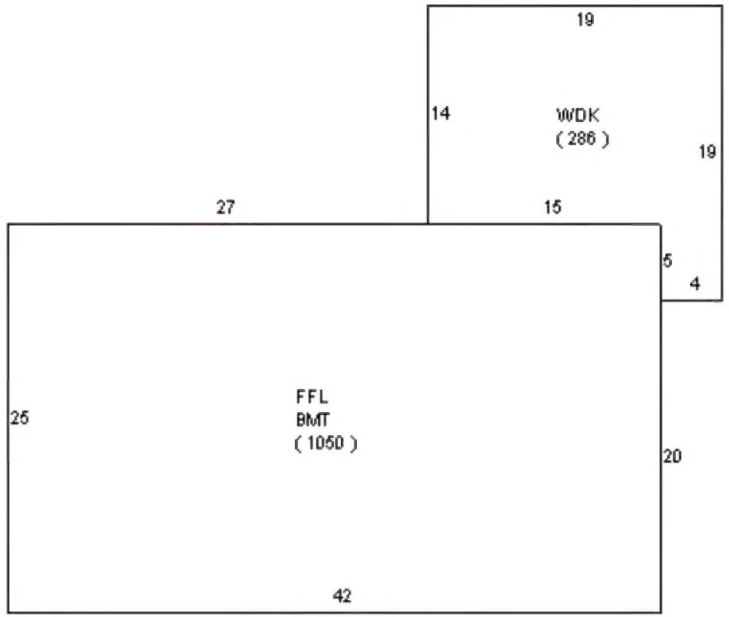
Totals		
1	6	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.65
Special Features:	0	Val/Su Net:	90.12
Final Total:	196100	Val/Su SzAd	186.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	133.650	140,333
BMT	Basement	840	64.150	53,888
WDK	Deck	286	9.400	2,689

Net Sketched Area:	2,176		Total:	196,910	
Size Ad	1050	Gross Area	2386	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	